



AGENDA

BOARD OF DIRECTORS

Christopher H. Lewis, Chair

Paul Desrochers, Vice Chair

Rafael Munoz

Doug Paul

Hector Reyes

Christopher Rooney

Salvador Salas, Jr.

OFFICERS

David Garcia, CEO

Maria Kachadoorian, CFO

Ann Moore, General Counsel

Ann Hix, Secretary

REGULAR MEETING OF THE
CHULA VISTA REDEVELOPMENT CORPORATION (CVRC)
Thursday, November 8, 2007, 6:00 p.m.
COUNCIL CHAMBERS
276 FOURTH AVENUE
CHULA VISTA, CA 91910

CALL TO ORDER

ROLL CALL

Directors Desrochers, Lewis, Munoz, Paul, Reyes, Rooney,
Salas

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

SWEETWATER UNION HIGH SCHOOL DISTRICT PRESENTATION

CONSENT

1. WRITTEN COMMUNICATION

Memorandum from Doug Paul requesting an excused
absence from the CVRC meeting of September 27, 2007.

Staff Recommendation:

That the CVRC excuse the absence.

2. APPROVAL OF MINUTES

Staff Recommendation:

That the CVRC approve the minutes of September 27,
2007.

Staff Recommendation:

That the CVRC approve the minutes of October 11, 2007.

2.1 Acknowledgement of appointment for the Chula Vista Redevelopment Corporation Secretary

Staff Recommendation:

That the CVRC adopt the following resolution:

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CHULA VISTA REDEVELOPMENT CORPORATION ACKNOWLEDGING APPOINTMENT OF SECRETARY OF THE CORPORATION BY THE CHIEF EXECUTIVE OFFICER

PUBLIC COMMENTS

Persons speaking during Public Comments may address the CVRC on any subject matter within the CVRC's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the CVRC from taking action on any issue not included on the agenda, but, if appropriate, the CVRC may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

PUBLIC HEARINGS

The following item(s) have been advertised as public hearing(s) as required by law. If you wish to speak on any item, please fill out a "Request to Speak" form (available in the lobby) and submit it to the City Clerk prior to the meeting.

3. PUBLIC HEARING TO CONSIDER DRC-07-33, RETAIL AND MEDICAL OFFICE COMPLEX AT 1310-1318 THIRD AVENUE

Tony Zamir has submitted a design review application for development of a 1.23-acre site located on the west side of Third Avenue, south of Palomar Street, in the Merged Chula Vista Redevelopment Project Area. The proposal involves a three-building, 14,360 square foot retail/medical complex for multi-tenant site. No Redevelopment Agency involvement (financing, agreements) is associated with the project.

Staff Recommendation:

That the CVRC adopt the following resolution:

RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING DESIGN REVIEW PERMIT (DRC-07-33) TO ALLOW THE CONSTRUCTION OF A 14,360 SQUARE FOOT RETAIL/MEDICAL OFFICE COMPLEX ON THE SITE LOCATED AT 1310-1318 THIRD AVENUE

4. BAYVISTA WALK MIXED-USE (COMMERCIAL/RESIDENTIAL) PROJECT

Olson Urban Housing, LLC (Applicant) has submitted applications requesting a zone change, precise plan, conditional use permit, design review, and a tentative map for development of a mixed-use project on a 4.89-acre site located at 765-795 Palomar, between Industrial Boulevard and Frontage Road in the Southwest Redevelopment Project Area. The project includes 154 units and 5-10,000sf of retail space. The site has been vacant for several years and was used as a temporary site for the sale of

pumpkins and Christmas trees. The Redevelopment Agency will be involved in the development of a portion of the site for podium-type housing.

Staff Recommendation:

That the CVRC adopt the following resolution:

RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE CITY COUNCIL (1) ADOPT MITIGATED NEGATIVE DECLARATION (IS-05-012); (2) INTRODUCE AN ORDINANCE ADOPTING REZONE PCZ-07-01 FOR A 4.89-ACRE PORTION OF THE SITE FROM COMMERCIAL THOROUGHFARE WITH PRECISE PLAN (CT-P) TO CENTRAL COMMERCIAL WITH PRECISE PLAN (CC-P) ALONG WITH THE ESTABLISHMENT OF A PRECISE PLAN MODIFYING STANDARDS; (3) APPROVE CONDITIONAL USE PERMIT (SUPS-07-01); (4) APPROVE DESIGN REVIEW PERMIT (DRC-05-39); AND (5) APPROVE TENTATIVE MAP (PCS-07-01) TO ALLOW THE CONSTRUCTION OF 154 MULTI-FAMILY UNITS AND 5-10,000 SQUARE FEET OF COMMERCIAL SPACE ON THE SITE AT 765-795 PALOMAR STREET

ACTION ITEMS

The item(s) listed in this section of the agenda will be considered individually by the CVRC, and is/are expected to elicit discussion and deliberation. If you wish to speak on any item, please fill out a "Request to Speak" form (available in the lobby) and submit it to the City Clerk prior to the meeting.

5. TRANSFER OF "RADOS" PROPERTY

In 1999, in order to increase the economic development potential for the land south of H Street adjacent to the Marina in the Bayfront Redevelopment Project Area, the Chula Vista Redevelopment Agency entered into a series of agreements with the Port of San Diego and BF Goodrich to relocate and consolidate the campus of one of the City's largest employers. The agreements identified a number of properties to be conveyed to BFG to facilitate the redevelopment of the site. The agency acquired the Rados property in 2003 and in accordance with the terms of the relocation agreement is prepared to transfer ownership to BFG.

Staff Recommendation:

That the CVRC adopt the following resolution:

RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THE REDEVELOPMENT AGENCY APPROVE AND EXECUTE THE IMPLEMENTATION AGREEMENT AND ANY NECESSARY DOCUMENTS BY AND BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA AND ROHR, INC., OPERATING AS BFGOODRICH AEROSTRUCTURES GROUP, AND THE TRANSFER OF THE RADOS PARCEL AT 798 F STREET IN CHULA VISTA TO ROHR, INC.

5.1. EXCLUSIVE NEGOTIATING AGREEMENT WITH GALAXY COMMERCIAL HOLDING, LLC FOR PROPERTIES IN THE E STREET VISITOR TRANSIT FOCUS AREA

On August 29, 2007, Galaxy Commercial Holding, LLC ("Galaxy") submitted to the Community Development Department a Statement of Qualifications ("SOQ") and conceptual development proposal for the development of several properties located in the City's E Street Visitor Transit Focus Area ("TFA"). This particular location is one of three TFAs in the City designated by the 2005 General Plan Update and 2007 Urban Core Specific Plan, allowing the greatest densities and heights in the City. The proposed ENA properties consist of two existing hotel/motel sites that comprise 2.44 acres (106,189 square feet) of land located immediately adjacent to the E Street Trolley Station. Galaxy is currently under contract to purchase the subject properties.

Staff Recommendation:

That the CVRC adopt the following resolution:

**RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION
APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH GALAXY
COMMERCIAL HOLDING, LLC FOR PROPERTIES LOCATED ON THE SOUTHEAST
CORNER OF E STREET AND WOODLAWN AVENUE**

6. CHIEF EXECUTIVE OFFICER'S REPORTS

7. CHAIRMAN'S REPORTS

8. DIRECTORS' COMMENTS

**CVRC SUBCOMMITTEE UPDATE ON FOLLOW-UP ITEMS FROM OCTOBER 11,
2007 CVRC WORKING SESSION**

ADJOURNMENT

The **Chula Vista Redevelopment Corporation** will adjourn to a joint Working Session with the Redevelopment Advisory Committee scheduled on December 6, 2007 at 5:00 pm.

**In compliance with the
AMERICANS WITH DISABILITIES ACT**

The Chula Vista Redevelopment Corporation requests individuals who require special accommodations to access, attend, and/or participate in a CVRC meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047, or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.